

Ye Olde Globe Inn, Berrynarbor – nomination as an Asset of Community Value (ACV)

Note: References to the “Act” are to the Localism Act 2011.

References to the “Regulations” are to the Assets of Community Value (England) Regulations 2012.

On 27th November 2018 a nomination was received under the provisions of the Regulations to list as a community asset the Ye Olde Globe Inn, Berrynarbor. The nomination was in the name of Berrynarbor Parish Council.

Conclusion:	Based on the available evidence the Ye Olde Globe, Berrynarbor will be added to North Devon Council’s list of Assets of Community Value.
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Consideration 1: Has the nomination been made by an appropriate body?

89(2)(b)(i) of the Act provides for a Parish/Town Council to nominate land in the Parish/Town Council’s area; this is expanded upon in regulation 5 of the Regulations.

This criteria is therefore met.

Consideration 2: Is the nomination complete, including the necessary matters specified in paragraph 6 of the Regulations?

Paragraph 6 requires a description of the land, information on the owners and occupiers, reasons for believing there is a community value, and evidence that nominator is eligible. When submitted, the nomination contained all of the relevant information and was therefore valid from the date that the nomination was received.

Consideration 3: Does the Ye Olde Globe, Berrynarbor qualify as being of “community value”?

s88(1) of the Act specifies that land is of community value “*if in the opinion of the authority –*

(a) an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the community; and

(b) it is realistic to think that there can continue to be” such use

Section 88(2) goes on to state that even if there is no current community use of the asset, for instance because the asset is currently closed, an asset might still be deemed to be of community value if the authority is of the opinion that

“(a) there is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests of the local community, and

(b) it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building That would further (whether or not in the same way as before) the social wellbeing or social interests of the local community”

Section 88(6) defines “social interests” as including cultural, recreational and sporting interests but there is no definition of social wellbeing or any definition that limits the breadth of the meaning of social interests. There is also no definition of what constitutes the “local community” but various appeals have given some guidance. There is also no definition of “recent past” although again, various decision provide some guidance.

Following receipt of the nomination, letters were sent to the Ward Members and the owners of the Inn in accordance with the information provided on the nomination form. These letters requested any comments prior to the 22nd January 2019. On 12th December 2018 an email was received on behalf of Unique Properties estate advising that they no longer owned the asset and confirmed details of the new owner. On 12th December 2018, a letter was sent to the new owner of the asset. To date no response has been received from any parties.

By way of background, the Inn closed and was sold to the new owners in September 2018 by auction through JLL. The asset was purchased by David McCabe. It is understood that the Ye Olde Globe Inn has tenanted licensees known as the Ye Olde Globe business.

The Ye Olde Globe Inn is located within the village of Berrynarbor. Berrynarbor has a primary school, post office and village store, church and village hall. Berrynarbor is situated approximately 1 mile from Combe Martin and 3 miles from Ilfracombe. The Inn has traded as a pub since 1685 and was created from three cottages built in 1280. It is the only public house in the village. The nearest public house is the Sawmills Free House which is located in Watermouth Valley approximately 0.6 miles away.

The ground floor of the asset comprises of a restaurant, three general rooms, a pool table room and a function/games room which includes a skittle alley and an enclosed beer garden. The upper floor is used for staff accommodation.

Actual Current use

The nomination falls to be determined under section 88 (1) and to consider whether the actual current use of the building is non ancillary that furthers the social wellbeing or interests of the local community and it is realistic to think that there can continue to be such use.

The nomination describes the asset as being a traditional public house which has been in existence since 1685 which is well supported by the local community. It states that with the exception of the function room all rooms on the ground floor are utilised twice a day, seven days per week. The function room is used by pub sports groups three days per week and is also frequently used by many village groups for dinners and gatherings. It describes the Inn as having a significant summer trade however a number of local people alone using the facility year round is sufficient to fill at least two of the general rooms on weekdays and fills the remaining rooms at weekends. It goes on to state that the tenancy is currently operated by skilled chefs which is producing a significant increase in the restaurant side of the business and

that the pub is regarded as the home base for the church bell ringers, four skittle teams, a darts team, a whist circulate and a dominos league.

There is also further evidence of community support for the asset as the community have taken part in painting parties to transform and brighten up the interior and exterior of the pub.

Community Use

It is therefore necessary to consider whether the use of the pub is a non-ancillary use that furthers the social wellbeing or interests of the local community.

In relation to the evidence, the Council does not require evidence in a particular form to be submitted but supporting evidence of the recent types of events that take place at the pub can be found on Ye Old Globe Inn's face book pages which include plays, acoustic nights, New Year's Eve party, quizzes, Open mic nights, charity fundraising events, showing of various sporting events such as the World Cup and Rugby 6 Nations, Halloween party, "Doggy dinners" and Curry nights. There is also evidence on the Berrynarbor News that the Church Friendship lunch is held at the pub on a monthly basis.

On the issue of whether the use is ancillary, after considering the uses referred to in the nomination and available evidence I consider that many of the uses are part and parcel of the primary use as a public house.

Taking the above into account, my view is that the use of the Ye Olde Globe Public House does further the social wellbeing and interests of the local community.

Decision

The Decision is therefore that the Ye Olde Globe, Berrynarbor should be added to the list of Community Assets held by the Council.

Ken Miles
Head of Corporate and Community
22nd January 2019